059.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,700 / 800,700
					USE VALUE:	800,700 / 800,700
					ASSESSED:	800,700 / 800,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SQUERI ENZO C & ANNA R
Owner 2:	
Owner 3:	
Street 1:	15 WELLESLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .087 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 2068 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3787.000	422,600	4,600	373,500	800,700
Total Card	0.087	422,600	4,600	373,500	800,700
Total Parcel	0.087	422,600	4,600	373,500	800,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.19 | /Parcel: 387.19

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	422,600	4600	3,787.	373,500	800,700		Year end	12/23/2021
2021	104	FV	403,600	4600	3,787.	373,500	781,700		Year End Roll	12/10/2020
2020	104	FV	403,600	4600	3,787.	373,500	781,700	781,700	Year End Roll	12/18/2019
2019	104	FV	314,300	4600	3,787.	368,200	687,100	687,100	Year End Roll	1/3/2019
2018	104	FV	312,500	4600	3,787.	282,800	599,900	599,900	Year End Roll	12/20/2017
2017	104	FV	293,200	4600	3,787.	266,800	564,600	564,600	Year End Roll	1/3/2017
2016	104	FV	293,200	4600	3,787.	245,500	543,300	543,300	Year End	1/4/2016
2015	104	FV	261,400	4600	3,787.	229,500	495,500	495,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5207

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12984-569		5/28/1976		38,200	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2018	1233	Re-Roof	13,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	336	PATRIOT
2/11/2000	Inspected	264	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3787		Sq. Ft.	Site		0	70.	1.41	6									373,528						373,500	

USER ACCT

39372

GIS Ref

GIS Ref

Insp Date

09/05/18

!5207!

PRINT

Date	Time
12/30/21	01:48:29

LAST REV

Date	Time
09/27/18	18:21:57
mmcmakin	

USER DEFINED

Prior Id # 1:	39372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.08694	Total SF/SM:	3787	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	373,528	Spl Credit		Total:	373,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15773702
Const Adj.:	0.99980003
Adj $ / SQ:	208.351
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	612483
Depreciation:	189870
Depreciated Total:	422614

COMMENTS

641-3535.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

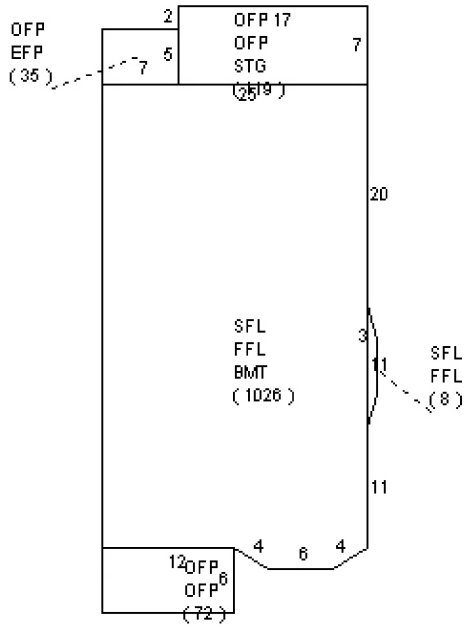
No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	208.35
Special Features:	0	Val/Su Net:	115.31
Final Total:	422600	Val/Su SzAd	204.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,034	208.350	215,435
SFL	Second Floor	1,034	208.350	215,435
BMT	Basement	1,026	62.510	64,130
OFP	Open Porch	417	20.450	8,529
STG	Storage	119	7.680	914
EFP	Enclos Porch	35	72.590	2,540

	Net Sketched Area:	3,665		Total:	506,983
Size Ad	2068	Gross Area	3665	FinArea	2068

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1916	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc